



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**1054 Yuill Street SE  
 Medicine Hat, Alberta**

**MLS # A2267347**



**\$169,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Step back in time and discover the unique charm of this character-filled home, full of history and opportunity. This home is ready for a creative eye and a visionary heart! The main floor, featuring hardwood floors and 10 foot ceilings, hosts 1 bedroom with ensuite bath, an office, spacious living and dining room and a bright, vintage kitchen. On the upper level you'll find a second bedroom and bathroom. The basement offers a 2 piece bath, laundry, ample storage space and a work bench for all your projects. This home is a gem waiting to be polished! Yes, it needs love, but the potential is shining through. Nestled on a large 50x150 foot private lot just minutes from Strathcona Park, pool, schools and walking paths along the river. A large double detached garage and a yard full of greenery complete this great property. Whether you're a seasoned renovator or an old-home enthusiast, this property is waiting to be brought back to life! Book your private showing today!